YUKON BUREAU OF STATISTICS

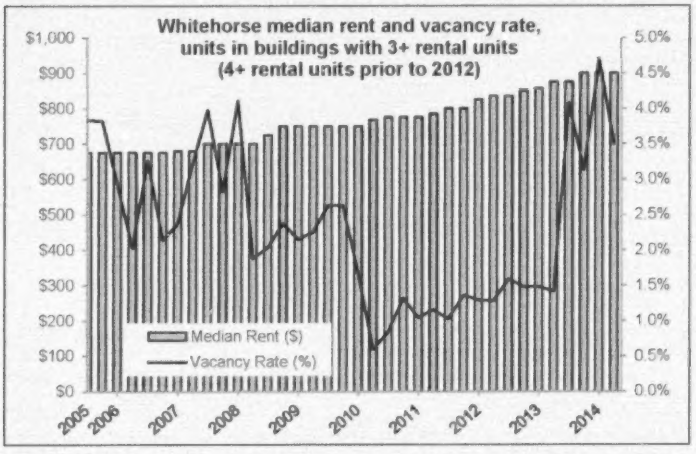
Yukon Rent Survey
October 2014

Highlights

- In October 2014, Whitehorse's median rent for units in *buildings with 3 or more rental units* was $900 and the vacancy rate was 3.5%.
- Compared with September 2013, the median rent in Whitehorse for units in *buildings with 3 or more rental units* increased by $25, or 2.9%, while the vacancy rate decreased 0.6 percentage points from 4.1% to 3.5%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was $950 and the vacancy rate was 6.4%.

The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/ row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), and mobile homes). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends[1] of median rent and vacancy rates in Whitehorse.



For units in buildings with 3 or more rental units, the median rent increased from $875 in September 2013 to $900 in October 2014, an increase of $25, or 2.9%.

The vacancy rate remained almost stable (around 1.5%) between December 2010 and June 2013, and then started increasing to reach 4.7% in April 2014. The vacancy rate for October 2014 was 3.5%.

[1] *Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.*

Whitehorse rent summary for units in buildings with 3 or more rental units, October 2014

Number of units in survey	990
Number of vacant units	35
Vacancy rate for all units	3.5%
Median rent for all units	$900

Whitehorse rent summary for units in buildings with 2 or more units[2], October 2014

Number of units in survey	1,817
Number of vacant units	130
Vacancy rate for all units	7.1%
Median rent for all units	$950

Whitehorse rent summary for units in all types of buildings with rental units, October 2014

Number of units in survey	2,233
Number of vacant units	142
Vacancy rate for all units	6.4%
Median rent for all units	$950

[2] *Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums and mobile homes.*

***Note**: Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2011 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. These surveys continued until the end of 2013.*

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. http://www.eco.gov.yk.ca/stats/stats_princ.html#realestate
- **2011 National Household Survey (NHS) Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/rented/band housing), affordability, suitability, etc. http://www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOG.cfm?lang=E&level=2&GeoCode=60
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon. http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rent Summary for All Buildings with Rental Units, by Type, Yukon, October 2014

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	309	309	14	4.6%	$1,458	$1,453
Townhouse/Row house	36	117	2	2.0%	$1,300	$1,372
Duplex[1]	437	601	82	13.7%	$1,150	$1,159
Triplex and Fourplex	77	203	13	6.6%	$1,000	$1,100
Condominium	71	84	4	5.2%	$1,550	$1,662
Apartment Building[2]	52	882	24	2.7%	$900	$903
Store-top (Commercial)[3]	29	102	14	13.4%	$850	$945
Mobile Home	88	89	2	2.2%	$900	$936
All Types[4]	**1,100**	**2,387**	**156**	**6.5%**	**$950**	**$1,108**

[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more units
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding.

For rental units in all types of buildings, Yukon's median rent for October 2014 was $950. The highest median rent reported by landlords was $1,550 per month for condominiums. Single detached houses had the second-highest median rent at $1,458 per month. The lowest median rent was for store-top (commercial) rental units at $850 per month.

In October 2014, the most common type of building with rental units was apartments (882 units). The second most common type (601 units) was duplexes (include single detached houses with a rental suite). The least common type was condominiums with 84 units.

Median Rent, Total Units and Vacancy Rate, by Size and Type of Unit, Yukon, October 2014

	All Types	Single Detached House	Townhouse/ Row house	Duplex[1]	Triplex and Fourplex	Condominium	Apartment Building[2]	Store-top (Commercial)[3]	Mobile Home
Number of Buildings with Rental Units	1,100	309	36	437	77	71	52	29	88
Median Rent									
All	$950	$1,458	$1,300	$1,150	$1,000	$1,550	$900	$850	$900
Bachelor	$720	x	...	$770	$750	...	$720	$700	$675
1 Bedroom	$900	$800	$650†	$950	$900	$1,600	$900	$925	$750
2 Bedrooms	$975	$1,300	$1,150	$1,100	$1,200	$1,775	$900	$1,000	$913
3-4 Bedrooms	$1,450	$1,500	$1,400	$1,400	$1,400	$1,500	$1,138	$1,775	$1,000
5+ Bedrooms	$1,588	$1,500	...	$1,675	...	...	...	...	...
Total Units									
All[4]	2,387	309	117	601	203	84	882	102	89
Bachelor	172	3	...	15	13	...	107	28	7
1 Bedroom	710	12	4	178	70	8	380	37	21
2 Bedrooms	868	61	49	199	81	32	389	27	30
3-4 Bedrooms	614	222	64	198	39	44	6	11	30
5+ Bedrooms	23	11	...	12	...	...	...	...	...
Vacant Units									
All[4]	156	14	2	82	13	4	24	14	2
Bachelor	7	0	...	2	2	...	0	4	0
1 Bedroom	48	0	0	20	3	4	14	6	0
2 Bedrooms	50	5	2	24	5	0	10	3	2
3-4 Bedrooms	51	9	0	36	4	0	0	1	0
5+ Bedrooms	0	0	...	0	...	...	...	...	...
Vacancy Rate									
All	6.5%	4.6%	2.0%	13.7%	6.6%	5.2%	2.7%	13.4%	2.2%
Bachelor	4.1%	0.0%	...	13.0%	12.3%	...	0.0%	12.8%	0.0%
1 Bedroom	6.7%	0.0%	0.0%	11.2%	4.4%	53.7%	3.7%	16.7%	0.0%
2 Bedrooms	5.8%	8.2%	4.9%	12.0%	6.0%	0.0%	2.5%	9.6%	6.5%
3-4 Bedrooms	8.3%	4.2%	0.0%	18.4%	9.9%	0.0%	0.0%	13.1%	0.0%

x = Suppressed. ... = Not appropriate/applicable. † Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more rental units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding.

Median Rent and Total Units, by Size and Decade of Construction, Yukon, October 2014

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Year
Number of Buildings with Rental Units	1,100	113	86	223	45	113	82	132	305
Median Rent									
All	$950	$850	$975	$900	$950	$1,100	$1,050	$1,500	$900
Bachelor	$720	$750	$680	$748	...	$700[†]	x	...	$720
1 Bedroom	$900	$900	$950	$900	$850	$900	$950	$950	$800
2 Bedrooms	$975	$1,100	$1,075	$900	$950	$900	$1,300	$1,500	$1,038
3-4 Bedrooms	$1,450	$1,451	$1,525	$1,212	$1,690	$1,300	$1,500	$1,650	$1,500
5+ Bedrooms	$1,588	...	x	x	$1,650	...	x	...	$1,800
Total Units									
All[1]	2,387	251	394	629	104	197	127	230	455
Bachelor	172	67	21	11	...	4	3	...	66
1 Bedroom	710	59	197	156	32	44	50	71	101
2 Bedrooms	868	55	137	337	50	65	28	62	133
3-4 Bedrooms	614	70	35	121	15	84	45	97	147
5+ Bedrooms	23	...	3	3	7	...	2	...	8

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Numbers may not add up to the total due to rounding.

Most of the buildings with rental units (223 buildings, or 20.3% of the total) were built in the decade of 1970-79 (note: 'unknown year' may include units also built in 1970-79). In general, the newer the building, the higher the median rent reported.

Median Rent, Total Units and Vacancy Rate, by Size and Community, October 2014

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,100	1,007	56	18	18
Median Rent					
All	$950	$950	$700	$775	$575
Bachelor	$720	$720	$600	$675[†]	...
1 Bedroom	$900	$900	$700	$688	x
2 Bedrooms	$975	$998	$1,000	$875	$500
3-4 Bedrooms	$1,450	$1,500	$1,200	$875	$650
5+ Bedrooms	$1,588	$1,588	...	...	...
Total Units					
All[1]	2,387	2,233	66	70	18
Bachelor	172	155	13	4	...
1 Bedroom	710	671	19	16	3
2 Bedrooms	868	817	12	30	9
3-4 Bedrooms	614	565	23	19	6
5+ Bedrooms	23	23	...	...	...
Vacant Units					
All[1]	156	142	4	9	0
Bachelor	7	7	0	0	...
1 Bedroom	48	46	1	0	0
2 Bedrooms	50	48	1	1	0
3-4 Bedrooms	51	42	1	8	0
5+ Bedrooms	0	0	...	...	...
Vacancy Rate					
All	6.5%	6.4%	6.4%	13.2%	0.0%
Bachelor	4.1%	4.5%	0.0%	0.0%	...
1 Bedroom	6.7%	6.9%	7.5%	0.0%	0.0%
2 Bedrooms	5.8%	5.8%	12.2%	4.4%	0.0%
3-4 Bedrooms	8.3%	7.4%	6.1%	41.2%	0.0%
5+ Bedrooms	0.0%	0.0%	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Numbers may not add up to the total due to rounding.

The highest median rent reported for any size of rentals units (in communities surveyed) was $1,588 for units with 5 or more bedrooms in Whitehorse.

Of the 156 vacant rental units in Yukon in October 2014, 142 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 48, followed closely by 1 bedroom units at 46.

The highest vacancy rate in Whitehorse was 7.4% for 3- or 4-bedroom units, followed by 1 bedroom units at 6.9%. The lowest vacancy rate in Whitehorse was for units with 5 or more bedrooms at 0.0%.

Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, October 2014

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	254	254	6	2.5%	$1,500	$1,555
Townhouse/Row house	36	117	2	2.0%	$1,300	$1,372
Duplex[1]	428	592	82	13.9%	$1,150	$1,162
Triplex and Fourplex	72	187	13	7.2%	$1,013	$1,148
Condominium	71	84	4	5.2%	$1,550	$1,662
Apartment Building[2]	48	839	22	2.6%	$900	$909
Store-top (Commercial)[3]	22	82	9	11.5%	$900	$976
Mobile Home	77	77	2	2.5%	$900	$978
All Types[4]	**1,007**	**2,233**	**142**	**6.4%**	**$950**	**$1,127**

[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding.

Median Rent, Total Units and Vacancy Rate, by Size and Location, Whitehorse, October 2014

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse[1]	Porter Creek	Country Residential	Crestview
Number of Buildings with Rental Units	1,007	232	189	344	199	30	13
Median Rent							
All	$950	$900	$950	$1,000	$1,200	$1,000	$1,200
Bachelor	$720	$720	$800[T]	$775	$750[T]	$975	...
1 Bedroom	$900	$900	$950	$900	$950	$738	$938
2 Bedrooms	$998	$1,000	$950	$1,100	$1,300	$1,100	$1,200
3-4 Bedrooms	$1,500	$1,500	$1,325	$1,500	$1,500	x	$1,200
5+ Bedrooms	$1,588	x	x	$2,150	$1,500	...	...
Total Units							
All[2]	2,233	742	566	545	329	32	19
Bachelor	155	80	4	60	5	6	...
1 Bedroom	671	361	105	72	118	8	7
2 Bedrooms	817	208	313	176	100	14	6
3-4 Bedrooms	565	91	141	228	96	3	6
5+ Bedrooms	23	2	3	10	8	...	...
Vacant Units							
All[2]	142	55	30	38	7	7	6
Bachelor	7	5	0	2	0	0	...
1 Bedroom	46	30	7	5	3	0	2
2 Bedrooms	48	12	9	18	2	7	0
3-4 Bedrooms	42	8	14	13	2	0	4
5+ Bedrooms	0	0	0	0	0	...	...
Vacancy Rate							
All	6.4%	7.4%	5.3%	7.0%	2.1%	20.9%	29.4%
Bachelor	4.5%	6.4%	0.0%	3.3%	0.0%	0.0%	...
1 Bedroom	6.9%	8.3%	6.3%	6.9%	2.6%	0.0%	22.5%
2 Bedrooms	5.8%	5.7%	3.0%	10.2%	1.7%	46.4%	0.0%
3-4 Bedrooms	7.4%	9.2%	10.0%	5.8%	2.1%	0.0%	65.5%
5+ Bedrooms	0.0%	0.0%	0.0%	0.0%	0.0%	...	...

x = Suppressed. ... = Not appropriate/applicable. [T] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
[2] Numbers may not add up to the total due to rounding.

Additional information:
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